



GRANGER
Sam Crowder
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Vellvue Avenue Tootgarook VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

*House

X

*Unit

Suburb

Tootgarook

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property

Price

Date of sale

68 John Street Tootgarook VIC 3941	\$650,000	12-Sep-18
63 Raymond Street Tootgarook VIC 3941	\$702,500	07-Feb-18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**68 John Street Tootgarook VIC
3941**

3 2 1

Sold Price

\$650,000

Sold Date

12-Sep-18

Distance

0.23km



**63 Raymond Street Tootgarook VIC
3941**

3 1 2

Sold Price

\$702,500

Sold Date

07-Feb-18

Distance

0.28km

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